

Regeneration and Planning
Development Management (Gavin Sexton)
London Borough of Camden
Camden Town Hall
London WC1H 8ND

20th December 2019

Dear Gavin

DISCHARGE OF CONDITION 62(A) FOR PLANNING PERMISSION REF: 2017/3847/P, AS AMENDED AT MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD NW1 8EH

We write regarding our discharge of condition 62 (A) application in respect of the PFS land parcel for the 'Camden Goods Yard' project.

Project background

On 15 June 2018 full planning permission (ref: 2017/3847/P) was granted for the redevelopment of the 3.26 hectare site located off Chalk Farm Road, adjacent to Juniper Crescent and Gilbeys Yard in Chalk Farm, Camden. Subsequently Section 96a non-material amendments have been approved by Camden Council on 6th February 2019 (2019/0153/P) and 4th July 2019 (2019/2962/P).

A written detailed scheme of assessment of land contamination prepared by Ramboll has already been submitted to discharge of condition 61 (parts a and b). This was approved Camden Council on 3rd July 2019 (2019/3105/P).

Condition 62 Contaminated Land: HR2 Site Investigation and Remediation Scheme requires the following for the PFS land parcel:

- a. *Prior to commencement of development in each zone of the PFS land parcel as identified in the scheme of assessment (as approved under condition 61) for that parcel of land, a site investigation shall be undertaken in accordance with the approved scheme of assessment. The written results and a proposed remediation scheme shall be submitted to and approved in writing by the local planning authority. The investigation results shall include laboratory results, provided as numeric values in a formatted electronic spread sheet. The development on the PFS parcel of land shall not be implemented other than in accordance with the remediation scheme for that parcel as approved.*

- c. *No part of the development on the PFS land parcel shall be occupied until the approved remediation report for the relevant zone in that parcel of land has been submitted to and approved in writing by the local planning authority.*

Enclosed information

The application has been submitted electronically via the Planning Portal. The planning application fee of £116 has been paid through the planning portal's online payment system.

In addition to this letter, this application includes the following supporting items:

1. Phase II Environmental Site Investigation, prepared by Ramboll Ltd.
2. Completed application form

The submitted results of the site investigation and proposed remediation scheme provide details to ensure the protection of future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with Policy A1 of the Camden Local Plan 2017.

We trust the enclosed provides sufficient information to register and validate this application. If you have any queries or require further detail to determine this application please do contact me on 0207 471 4338 or Jennifer.offord@stgeorgeplc.com.

Yours sincerely



Jennifer Offord

Senior Planning Manager
St George Developments Ltd